



NOTICE OF TYPE II REVIEW

The City of Bandon has received a Planning Application requesting Zoning Compliance approval to construct a new single-family dwelling at 0 Beach Loop Drive SW (29S-15W-01BB / TL 2000). The property is Zoned CD-1, is in a floodplain, and the Hazards Overlay Zone, which requires a Geological Assessment Review. Geological Assessment Reviews are a Type-II Decision.

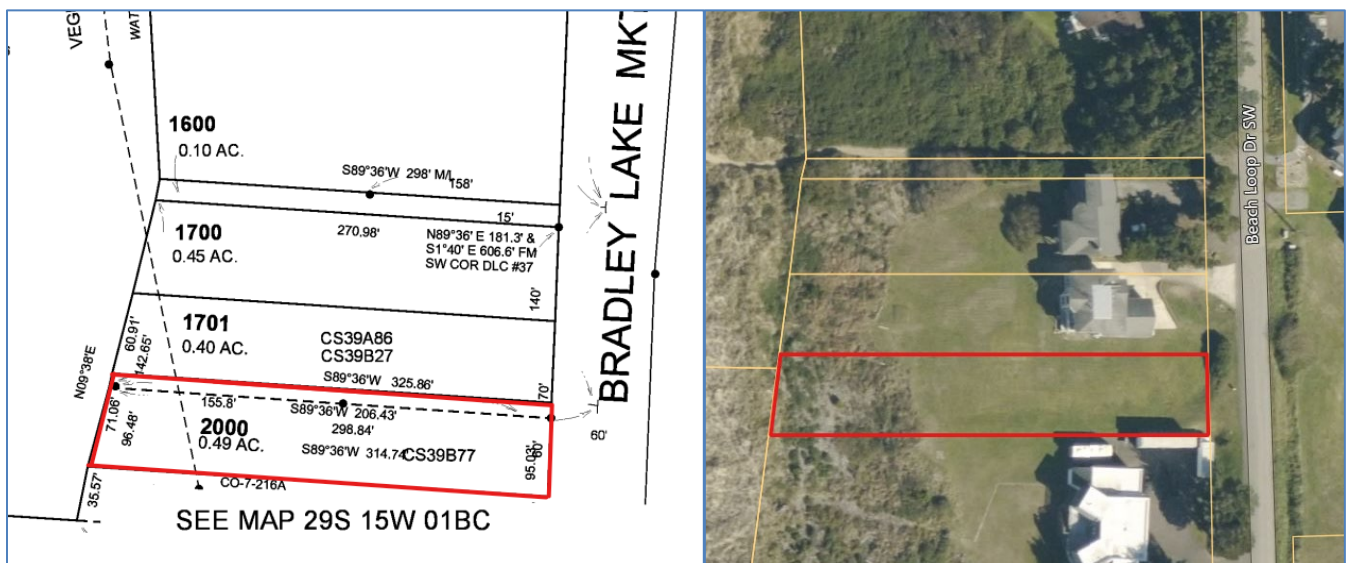
Applicant:	David Reed
Applicant's Representative:	Tim Coan
Application Number:	22-030
Lead Staff:	Eric Montes, City Planner
Property Location:	0 Beach Loop Drive SW (29S-15W-01BB / TL 2000)
Proposal:	Request to construct a new single-family dwelling.
Date of review:	Thursday, April 7 th , 2022
Applicable Criteria List: (Bandon Municipal Code)	15.28 Floodplain Development 16.04 Administration and Enforcement 17.20 Controlled Development 1 Zone 17.78 Hazards Overlay Zone

The application is being processed as a Type II Administrative Decision and **does not require a public hearing**. This notice provides for a 14-day period for submission of written comments, to be considered during the review. Planning Department Staff are the reviewing body for this action.

Written comments may be submitted in-person, or by US mail to the City of Bandon, P.O. Box 67, Bandon OR 97411, attn: Planning, located at 555 Hwy 101 in Bandon, Oregon, or emailed to planning@cityofbandon.org. Please note the deadline for submitting written comments below:

- **5:00pm – April 6th, 2022:** Deadline for all testimony (Electronic, hand delivered or US mail).

After the comment period closes, the City will issue its decision and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.



The ordinance criteria applicable to this application are available to review online in the Bandon Municipal Code at www.cityofbandon.org. Oregon law states that failure to raise an objection concerning this application, either in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes your right of appeal to the Land Use Board of Appeals (LUBA) on that issue. Failure to specify which ordinance criterion the objection is based on also precludes your right of appeal to LUBA on that criterion. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at the City Planning Department, copies will be provided upon request, at reasonable cost. A copy of the staff report, if a staff report is prepared, will be available for inspection seven days prior to the hearing and will be provided at reasonable cost, if requested. All materials are available to review upon request, in the Bandon Planning Department, 555 Hwy 101, Bandon, Oregon 97411.

If you have questions or comments concerning this request, please contact the Planning Department by email planning@cityofbandon.org or phone (541) 347-7922.